



# CITY OF SOMERVILLE, MASSACHUSETTS SOMERVILLE REDEVELOPMENT AUTHORITY

JOSEPH A. CURTATONE  
MAYOR

NANCY A. BUSNACH  
CHAIR

## MINUTES Thursday, January 19, 2017 Third Floor Conference Room, City Hall

Present from the Somerville Redevelopment Authority (SRA): Nancy Busnach (Chair), Iwona Bonney (Secretary), William Gage, and Phil Ercolini. Also present were Eileen McGettigan as Special Counsel, Thomas Galligani as Director of Economic Development, and Emily Hedeman as Economic Development Assistant.

The meeting was called to order at 5:31PM by Nancy Busnach, Chair. Open session commenced. A quorum was present.

### 1. Approval of Minutes:

**Vote:** Approve the December 8, 2016 minutes.

- Two edits
  - Correct page numbers
  - Incomplete word within the Union Square Update
- Motion to approve minutes made by William Gage, seconded by Iwona Bonney.
- Unanimously approved

### 2. Assembly Square Update:

Emily Hedeman gave updates on Assembly Square.

- Emily Hedeman stated that construction is continuing and on schedule for blocks 5, 6, and 11.
- Block 6 – construction continues on 447 apartments. Expect to start pre-sale on 4/1 with residents starting to move in August 1. Signed retail on ground level: Ann Taylor, Yankee Candle, Fragrance Outlet, Columbia, Massachusetts General Physician's Office, and American Fresh.
- Block 5 – construction continues on hotel and condos. Condos - 60% of market rate units sold.
- Block 11 (Partners) – construction in progress for common areas leading to FitRow. Signed leases: Waxy's Modern Irish Bar and Kitchen, Mike's Pastry, Lucky Strike Social, FitRow – Title Boxing, Orangetheory, Squeeze Juice Bar.



### 3. Union Square Update:

Thomas Galligani and William Gage gave updates regarding Union Square redevelopment.

- Thomas Galligani stated that the current Union Square plan focus is on community benefits. The Union Square zoning is on the docket for the Board of Aldermen (BOA) meeting. The zoning reaches its expiration at the end of the month, so the zoning will likely be re-filed and heard at the end of February. The LOCUS process is wrapped up. Mr. Galligani is reviewing the process this weekend and will have a final report ready for the end of the month. This will be similar to the review from last April with columns added by City staff. The Mayor held a meeting with a series of Union Square stakeholders to discuss the possibility of consensus on some issues. Progress is going well and a third meeting will be held on January 23, 2017.
- William Gage stated that he attended the neighborhood council working group meeting on January 18, 2017. He stated that there was a dichotomy between the goals and the program for the neighborhood council. There will be another meeting in two weeks to discuss the outline of the neighborhood council proposal and plan for future meetings.
- Phillip Ercolini inquired what the end goal was for the neighborhood council working group.
- William Gage stated that the goal is to combine groups, residents, businesses and more and to determine regulations and structure for the combined group.
- Nancy Busnach inquired who the leaders of the neighborhood council organization were.
- William Gage stated that it was hard to determine a single leader, but David Gibbs has been a leader.
- Thomas Galligani added that Stephanie Hirsch and Wig Zamore from the Civic Advisory Committee (CAC) have been leaders. Overall, there are three big groups coming together- Union Square Main Streets, Union United, and Union Square Neighbors to bring together all parties.
- William Gage has attended all of the meetings and anticipated having an interim neighborhood council by the next meeting. It is very apparent that all of the groups and participants have been maintaining involvement and putting in a lot of work.
- Phillip Ercolini inquired about Green Line Extension updates.
- Thomas Galligani stated that the City approved a \$50 Million commitment for the project. The MBTA has hired a new Project Manager, and the City has met with the Project Manager.
- Eileen McGettigan stated that the City is working with the MBTA and MassDOT to revise the existing Memoranda of Agreement to reflect the new nature of the project. The City is advocating for reduced easement areas in both Union Square and Gilman Square. In Gilman Square, the City needs to make sure the easements don't affect the high school project.

- Thomas Galligani stated that US2 is talking with the MBTA about what station elements can be incorporated into US2's building adjacent to the station.
- Eileen McGettigan stated that they are actively negotiating the land disposition agreement for the D2 Parcel with the help of the SRA's selected outside counsel, Jim Shea and that it would be sent to the members for review as soon as it was in a form appropriate for distribution.

#### **4. Other Business Not Reasonably Anticipated by the Chair**

- After an open solicitation and interview process, the Mayor selected Anne Tate, the co-chair of the CAC to fill the vacant position on the SRA.
- Ms. Tate's appointment is subject to the BOA review and approval.
- William Gage commented that Ms. Tate was very active as a strategy leader for the LOCUS process, and was the head of the open space committee.
- Nancy Busnach inquired over a potential conflict of interest with Ms. Tate's involvement on the CAC.
- Thomas Galligani stated that the potential conflict issue would likely be discussed at the BOA Confirmation of Appointments Committee.

#### **5. Selection of Date for Next Meeting:**

- Next meetings will be February 16<sup>th</sup>, 2017, March 16<sup>th</sup>, 2017, April 13<sup>th</sup>, 2017, and May 4<sup>th</sup>, 2017.

#### **6. Adjournment of Open Session:**

**Vote:** Adjourn the Open Session of the December 8<sup>th</sup> meeting and to enter into Executive Session for the purpose of discussing litigation strategy. The Chair stated that the board would not be reconvening in open session.

- Motion to Adjourn the Open Session made by Nancy Busnach. William Gage seconded the motion. A roll call vote was held.

Iwona Bonney: Aye

Nancy Busnach: Aye

Phil Ercolini: Aye

Nancy Busnach: Aye

All in favor. Open Session adjourned at 5:57pm.

#### **7. Executive Session- Litigation Strategy**

#### **8. Adjournment**